



**SANTA FE IRRIGATION DISTRICT
PROPOSED CAPACITY FEES
EFFECTIVE DATE – JANUARY 16, 2026**

Background:

Capacity fees at Santa Fe Irrigation District (District) are one-time charges paid by new customers or existing customers who connect to the potable water system or increase their demand on the water system (such as upsizing a meter or intensifying development), respectively. These fees represent a proportional “buy-in” to the District’s water system capacity and are designed to ensure that growth pays its fair share of the capital investment required to serve it, rather than shifting those costs to existing ratepayers. Under California law—most notably Government Code § 66013 of the Mitigation Fee Act—capacity charges may be imposed only to fund capital facilities, either by recovering the value of existing infrastructure or by financing new or expanded facilities that provide a benefit to the payer. As the District is fully built-out, new capital facilities are not needed to provide incremental service and are therefore calculated on a buy-in basis.

Regular updates to capacity fees are necessary to maintain ratepayer equity and compliance under Proposition 26. Replacement cost of assets have been changing rapidly due to inflationary pressures from tariffs and other factors. This update is required as capacity fees were last updated in 2022, and costs have become disconnected from the actual cost of providing system capacity due to these cost pressures / regulatory requirements / replacement of aging assets.

Discussion:

By applying the buy-in methodology, capacity fees are calculated using Replacement Cost Less Depreciation (RCLD) to value District water assets. RCLD methodology is appropriate in instances where infrastructure has been built in advance of growth and there is excess capacity available to serve new connections. This correlates to the status of Santa Fe Irrigation District assets and current water use levels as the service territory is built out, with some potential for infill and / or redevelopment that would require utilization of this excess water service capacity. Both the District’s Joint Facilities (R.E. Badger Treatment Plant, San Dieguito Reservoir, local water conveyance) and District-only assets (distribution system, administration / operations facilities, customer service) do not need expansion to serve new connections. Under the equity buy-in approach, new customers pay an amount equal to the net investment (asset value) made by existing users by using RCLD.

District Asset Valuation

The District engaged Dexter Wilson & Associates to do a comprehensive asset valuation of all treatment and distribution assets in 2025 (included as Attachment A), which created an engineer’s estimate for the current replacement cost for all assets in service. This

report estimates that the replacement value of District only assets total \$559.5 million, while the replacement cost of the District's portion of Joint Facilities (excluding San Dieguito Water District's portion) total \$130.5 million. Therefore, the total replacement cost for all District assets total \$690.1 million. The total replacement cost for all District assets utilized for the 2022 capacity fee update was \$493.3 million; replacement cost having increased by \$196.8 million or 39.9% since that time. This increase is due to both newly constructed assets placed in service in addition to high levels of inflation increasing the value of all existing assets. RCLD then removes depreciation to get to the net figure to calculate capacity fees. However, the depreciation deducted from replacement cost is expressed as a percentage, being the amount of depreciation from the District's book value of assets. Total depreciation on District owned assets of 2025 is 58.5%, which reduces replacement cost from \$690.1 million to \$286.4 million (RCLD – 2022 study was \$211.9 million, which is an increase of \$74.5 million or 35.2%). The following table 1 illustrates calculation of the RCLD.

TABLE 1 - RCLD - SFID ASSET VALUATION SUMMARY	
District Only	
Corporate Yard	\$ 29,100,000
Lerrick Reservoir	12,100,000
Lerrick Pump Station	1,900,000
Pressure Reducing Stations	22,872,000
Pipelines	399,312,000
Valves	27,470,000
AMI Meter Towers	248,000
Water Meters	6,964,000
Water Services	50,340,000
Fire Hydrants	9,239,825
Sub-Total District Only	\$ 559,545,825
Joint Facilities - District Portion Only	
Cielo Pump Station	\$ 3,726,450
San Dieguito Reservoir Dam	13,529,880
San Dieguito Reservoir Pump Station	4,620,000
R.E. Badger Hydro Plant	3,850,000
R.E. Badger Plant	51,150,000
R.E. Badger Solids Facility	3,630,000
Pipelines	49,100,796
Meters	907,654
Sub-Total District Portion - Joint Facilities	\$ 130,514,780
TOTAL ASSET VALUATION	\$ 690,060,605
ACCUMULATED DEPRECIATION %	58.49%
TOTAL ASSET VALUATION LESS DEPRECIATION	\$ 286,449,265

MEU Determination

This net existing system value is then divided by total meter equivalent units (MEUs) in the District's system that are subject to capacity fees (excluding inter-connects, out-of-area service agreements, recycled water, and District owned meters, among others). MEUs for water service is a standardized way to measure and compare the relative capacity of different water meter sizes. Since larger meters can deliver more water and therefore place greater demands on the water system, each meter size is assigned a ratio of water delivery capacity compared to the base meter size of 3/4-inch (which equals 1.0 MEU). The District's meter inventory by size is multiplied by the SDCWA meter capacity factor to determine total MEU's. The District switched from MEU standards utilized from the American Water Works Association (AWWA) to SDCWA standards in the 2022 capacity fee study, as the District is required to also charge all customers the SDCWA capacity fees to buy-into their regional conveyance / distribution / storage / treatment systems. This change to the SDCWA capacity factor created a standardized MEU calculation charged to customers between both capacity charges.

As shown in the following table 2, total MEUs currently in the District's potable water system is 10,420. The RCLD approach then projects future customer capacity buy-in by projecting what the District's total MEUs are upon full build-out, so as not to charge current customers for future reserved capacity that would be paid for by those additional connections. This projected growth of MEUs at full build-out is based on the Urban Water Management Plan's (UWMP) population growth estimate through 2050, which is estimated at only 1% due to the high level of build-out in the District and minimal population growth due to infill and redevelopment. This growth then increases the number of MEUs to be utilized in the calculation of capacity fees from 10,420 to 10,524, shown as follows.

TABLE 2 - SFID METER EQUIVALENT UNITS			
METER SIZE	# METERS	SDCWA CAPACITY FACTOR	# MEU
3/4"	3,561	1.00	3,561
1"	1,803	1.60	2,885
1.5"	870	3.00	2,610
2"	229	5.20	1,191
3"	5	9.60	48
4"	4	16.40	66
6"	2	30.00	60
8"	-	52.00	-
10"	-	78.00	-
TOTAL	6,474		10,420

Population Growth 2050 Est. - UWMP	1.00%
MEUs Upon Full Build-Out	10,524

Capacity Fee per MEU

Based on the total RCLD asset valuation of \$286.4 million, and number of MEUs at full build-out (10,524), the buy-in per 1.0 MEU for capacity fees is \$27,218, shown in table 3 as follows.

TABLE 3 - SFID CALCULATION OF CAPACITY FEE PER MEU

Depreciated Assets Replacement Value	\$ 286,449,265	A
MEUs Upon Full Build Out	10,524	B
Capacity Fee Per MEU	\$ 27,218	C = A/B

Applying this capacity fee per MEU to each meter size based on the SDCWA established capacity factors to determine each meter size's capacity fee is as follows in table 4.

TABLE 4 - SFID CAPACITY FEES - EXISTING vs. PROPOSED					
METER SIZE	CURRENT CAPACITY FEE	NEW CAPACITY PER MEU	SDCWA CAPACITY FACTOR	NEW CAPACITY FEE	CHANGE
	A	B	C	D = B X C	E = D - A
3/4"	\$ 18,480	\$ 27,218	1.00	\$ 27,218	\$ 8,738
1"	\$ 29,568	\$ 27,218	1.60	\$ 43,548	\$ 13,980
1.5"	\$ 55,440	\$ 27,218	3.00	\$ 81,653	\$ 26,213
2"	\$ 96,096	\$ 27,218	5.20	\$ 141,532	\$ 45,436
3"	\$ 177,408	\$ 27,218	9.60	\$ 261,289	\$ 83,881
4"	\$ 303,072	\$ 27,218	16.40	\$ 446,369	\$ 143,297
6"	\$ 554,400	\$ 27,218	30.00	\$ 816,529	\$ 262,129
8"	\$ 960,960	\$ 27,218	52.00	\$ 1,415,317	\$ 454,357
10"	\$ 1,441,440	\$ 27,218	78.00	\$ 2,122,975	\$ 681,535

Increase
47.3%
47.3%
47.3%
47.3%
47.3%
47.3%
47.3%
47.3%
47.3%

As shown in table 4, each MEU is increasing by \$8,738, or approximately 47.3%, from the 2022 study, primarily due to the increase in District asset values from the impacts of inflation on District asset replacement values. To adjust these capacity fees, the District will hold a public hearing at the December 18, 2025 Board of Directors meeting, for which Staff will post the required notices.

Fiscal Impact

The fiscal impact from these adjusted capacity fees is unknown, as it will vary depending on a variety of factors including how many new / expanded service connections are established. The following table shows how many new / expanded service connections the District has had that paid capacity fees in the past five years. Based on the newly calculated capacity fees included in this memorandum and this activity over the last five years, the District would have received approximately \$645,000 in additional capacity fee revenues.

	Expand 1"						TOTAL
	3/4"	1"	1.5"	to 1.5"	to 1"	to 1.5"	
	4	31	3	1	13	1	53
Current Fee	\$ 18,480	\$ 29,568	\$ 55,440	\$ 25,872	\$ 11,088	\$ 36,960	
TOTAL	\$ 73,920	\$ 916,608	\$ 166,320	\$ 25,872	\$ 144,144	\$ 36,960	\$ 1,363,824
Propose Fee	\$ 27,218	\$ 43,548	\$ 81,653	\$ 38,105	\$ 16,331	\$ 54,435	
TOTAL	\$ 108,871	\$ 1,349,994	\$ 244,959	\$ 38,105	\$ 212,298	\$ 54,435	\$ 2,008,661
Difference	\$ 34,951	\$ 433,386	\$ 78,639	\$ 12,233	\$ 68,154	\$ 17,475	\$ 644,837

ATTACHMENT A

DEXTER WILSON ENGINEERING, INC.

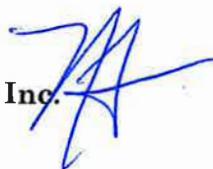


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MEMORANDUM

134-016

TO: Marissa Potter, P.E., Santa Fe Irrigation District

FROM: Natalie Fraschetti, P.E., Dexter Wilson Engineering, Inc. 

DATE: May 16, 2025

SUBJECT: SFID 2025 Asset Valuation

The purpose of this memorandum is to provide the Santa Fe Irrigation District (District) with a 2025 valuation update of the major infrastructure components owned by the District (both the District's independently-owned infrastructure and facilities owned jointly with the San Dieguito Water District), and also provide annual capital replacement planning recommendations. The annual capital replacement planning recommendations are based on the valuation of the asset divided by the estimated useful life of the asset. For example, the estimated replacement value of the District's 3,219 valves is \$27,470,000. At an estimated useful life of 50 years, the annual capital replacement planning recommendation is \$549,000.

Table 1 presents the 2025 asset valuation and Table 2 presents the annual capital replacement planning recommendations.

TABLE 1 SFID ASSET VALUATION SUMMARY		
Asset	Count or Length in feet	Total Value
SFID Assets		
Corporate Yard	--	\$ 29,100,000
Lerrick Reservoir	--	\$ 12,100,000
Lerrick Pump Station	--	\$ 1,900,000
Pressure Reducing Stations	32	\$ 22,872,000
Pipelines	831,159	\$ 399,312,000
Valves	3,219	\$ 27,470,000
AMI Meter Towers	4	\$ 248,000
Water Meters	7,902	\$ 6,964,000
Water Services	7,861	\$ 50,340,000
Fire Hydrants	1,295	\$ 9,239,825
<i>Subtotal</i>		\$ 559,545,825
Joint Facility Assets, SFID Share		
Cielo Pump Station	--	\$ 3,726,450
SDR Dam	--	\$ 13,529,880
SDR Pump Station	--	\$ 4,620,000
REB Hydro Plant	--	\$ 3,850,000
REB Plant	--	\$ 51,150,000
REB Solids Facility	--	\$ 3,630,000
Pipelines	68,164	\$ 49,100,796
Meters	7	\$ 907,654
<i>Subtotal</i>		\$ 130,514,780
TOTAL SFID ASSET VALUE		\$ 690,060,605

TABLE 2
SFID ANNUAL CAPITAL REPLACEMENT SPENDING
(CONSTRUCTION COST ONLY)

Asset	Annual Capital Replacement (in thousands of dollars)
SFID Assets	
Corporate Yard	\$ 582
Lerrick Reservoir	\$ 242
Lerrick Pump Station	\$ 36
Pressure Reducing Stations	\$ 457
Pipelines	\$ 3,993
Valves	\$ 549
AMI Meter Towers	\$ 12
Water Meters	\$ 279
Water Services	\$ 1,007
Fire Hydrants	\$ 185
<i>Subtotal</i>	\$ 7,345
Joint Facility Assets, SFID Share	
Cielo Pump Station	\$ 75
SDR Dam	\$ 135
SDR Pump Station	\$ 92
REB Hydro Plant	\$ 77
REB Plant	\$ 1,023
REB Solids Facility	\$ 73
Pipelines	\$ 508
Meters	\$ 18
<i>Subtotal</i>	\$ 2,001
TOTAL	\$ 9,345

The four tables provided in Attachment A provide a comparison of the 2017 valuation (finalized in 2018) and the current 2025 valuation, as well as the basis of developing the asset valuation for each asset class.

NJF:ah

ATTACHMENT A

COMPARISON AND BACKGROUND

TABLE A-1
ASSET VALUATION COMPARISON

ASSET CLASS	2017 VALUATION	2025 VALUATION
SFID ASSETS		
Corporate Yard	\$ 20,000,000	\$ 29,100,000
Lerrick Reservoir	\$ 8,307,000	\$ 12,100,000
Lerrick Pump Station	\$ 1,400,000	\$ 1,900,000
Pressure Reducing Stations	\$ 17,490,000	\$ 22,872,000
Pipelines	\$ 291,347,000	\$ 399,312,000
Valves	\$ 20,787,000	\$ 27,470,000
AMI Meter Towers	\$ 135,000	\$ 248,000
Water Meters	\$ 4,776,000	\$ 6,964,000
Water Services	\$ 26,988,000	\$ 50,340,000
Fire Hydrants	\$ 6,325,000	\$ 9,239,825
<i>Subtotal</i>	<i>\$ 397,555,000</i>	<i>\$ 559,545,825</i>
SFID's PORTION OF JOINTLY-OWNED ASSETS		
Cielo Pump Station	\$ 2,751,840	\$ 3,726,450
SDR Dam	\$ 10,262,070	\$ 13,529,880
SDR Pump Station	\$ 2,860,000	\$ 4,620,000
REB Hydro Plant	\$ 2,825,900	\$ 3,850,000
REB Plant	\$ 35,750,000	\$ 51,150,000
REB Solids Facility	\$ -	\$ 3,630,000
Pipelines	\$ 35,975,735	\$ 49,100,796
Meters	\$ 689,278	\$ 907,654
<i>Subtotal</i>	<i>\$ 91,114,822</i>	<i>\$ 130,514,780</i>
TOTAL	\$ 488,669,822	\$ 690,060,605

TABLE A-2
ANNUAL CAPITAL REPLACEMENT COST PLANNING SCHEDULE
(in thousands of dollars)

ASSET CLASS	2017 RECOMMENDATION	2025 RECOMMENDATION
SFID ASSETS		
Corporate Yard	\$ 400	\$ 582
Lerrick Reservoir	\$ 166	\$ 242
Lerrick Pump Station	\$ 28	\$ 38
Pressure Reducing Stations	\$ 350	\$ 457
Pipelines	\$ 2,913	\$ 3,993
Valves	\$ 416	\$ 549
AMI Meter Towers	\$ 7	\$ 12
Water Meters	\$ 191	\$ 279
Water Services	\$ 540	\$ 1,007
Fire Hydrants	\$ 127	\$ 185
<i>Subtotal</i>	<i>\$ 5,137</i>	<i>\$ 7,345</i>
SFID's PORTION OF JOINTLY-OWNED ASSETS		
Cielo Pump Station	\$ 55	\$ 75
SDR Dam	\$ 103	\$ 135
SDR Pump Station	\$ 57	\$ 92
REB Hydro Plant	\$ 57	\$ 77
REB Plant	\$ 715	\$ 1,023
REB Solids Facility	\$ -	\$ 73
Pipelines	\$ 370	\$ 508
Meters	\$ 14	\$ 18
<i>Subtotal</i>	<i>\$ 1,370</i>	<i>\$ 2,001</i>
TOTAL	\$ 6,507	\$ 9,345

TABLE A-3
SFID "DISTRICT ONLY" DETAIL OF ASSET VALUATION AND COST PLANNING

Asset	Count	Feet	Cost/Foot or Cost/Unit	Useful Life, years	Total Cost	Annual Capital Replacement, \$1,000	Detailed Source of "Count" or "Feet"	Detailed Source of "Cost/Ft" or "Cost/Unit"
Corporate Yard	1	-	\$ 29,100,000	50	\$ 29,100,000	\$582	-	2018 Cost verified with \$/ft based on recent similar local public agency project. 2025 ENR Adjust.
Lerrick Reservoir	1	-	\$ 12,100,000	50	\$ 12,100,000	\$242	-	2008 Estimate. 2025 ENR Adjust.
Lerrick Pump Station	1	-	\$ 1,900,000	50	\$ 1,900,000	\$38	-	2017 Pump quote with standard unit costs. 2025 ENR Adjust.
Pressure Reducing Stations	32	-	\$ 714,750	50	\$ 22,872,000	\$457	Includes 2 OMWD Connections	Group 3 PRS bids. 2025 ENR Adjust.
Pipelines								
30	-	5,479	\$ 1,020	100	\$ 5,588,264	-	SFID Geodth 12/24. Incl.FH Lats+Fire S	SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
27	-	6,804	\$ 920	100	\$ 6,259,625	-	SFID Geodth 12/24. Incl.FH Lats+Fire S	\$ per inch diameter per foot based on Group 2 Pipelines. 2025 ENR Adjust.
24	-	25,746	\$ 810	100	\$ 20,854,284	-	SFID Geodth 12/24. Incl.FH Lats+Fire S	SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
20	-	30,448	\$ 730	100	\$ 22,227,252	-	SFID Geodth 12/24. Incl.FH Lats+Fire S	\$ per inch diameter per foot based on Group 2 Pipelines. 2025 ENR Adjust.
18	-	5,793	\$ 730	100	\$ 4,228,759	-	SFID Geodth 12/24. Incl.FH Lats+Fire S	SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
16	-	28,227	\$ 650	100	\$ 18,347,529	-	SFID Geodth 12/24. Incl.FH Lats+Fire S	SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
14	-	9,517	\$ 570	100	\$ 5,424,496	-	SFID Geodth 12/24. Incl.FH Lats+Fire S	\$ per inch diameter per foot based on Group 2 Pipelines. 2025 ENR Adjust.
12	-	56,986	\$ 570	100	\$ 32,481,741	-	SFID Geodth 12/24. Incl.FH Lats+Fire S	SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
10	-	114,584	\$ 540	100	\$ 61,875,176	-	SFID Geodth 12/24. Incl.FH Lats+Fire S	SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
8	-	375,675	\$ 440	100	\$ 165,296,965	-	SFID Geodth 12/24. Incl.FH Lats+Fire S	SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
6	-	137,922	\$ 330	100	\$ 45,514,240	-	SFID Geodth 12/24. Incl.FH Lats+Fire S	\$ per inch diameter per foot based on Group 2 Pipelines. 2025 ENR Adjust.
4	-	26,308	\$ 330	100	\$ 8,681,802	-	SFID Geodth 12/24. Incl.FH Lats+Fire S	\$ per inch diameter per foot minimum. 2025 ENR Adjust.
3	-	1,005	\$ 330	100	\$ 331,792	-	SFID Geodth 12/24. Incl.FH Lats+Fire S	\$ per inch diameter per foot minimum. 2025 ENR Adjust.
2	-	4,529	\$ 330	100	\$ 1,494,431	-	SFID Geodth 12/24. Incl.FH Lats+Fire S	\$ per inch diameter per foot minimum. 2025 ENR Adjust.
1.5	-	1,225	\$ 330	100	\$ 404,389	-	SFID Geodth 12/24. Incl.FH Lats+Fire S	\$ per inch diameter per foot minimum. 2025 ENR Adjust.
1	-	912	\$ 330	100	\$ 300,970	-	SFID Geodth 12/24. Incl.FH Lats+Fire S	\$ per inch diameter per foot minimum. 2025 ENR Adjust.
Total Pipelines	-	831,159	-	100	\$ 399,312,000	\$3,993	-	-
Valves								
30"	1	-	\$ 43,320	50	\$ 43,320	-	SFID Geodatabase 12/24.	-
24"	22	-	\$ 40,100	50	\$882,200	-	SFID Geodatabase 12/24.	Gate valve quote + 60% for install. 2025 ENR Adjust.
20"	22	-	\$ 35,786	50	\$787,291	-	SFID Geodatabase 12/24.	Gate valve quote + 60% for install. 2025 ENR Adjust.
18"	8	-	\$ 32,019	50	\$256,152	-	SFID Geodatabase 12/24.	Gate valve quote + 60% for install. 2025 ENR Adjust.
16"	40	-	\$ 20,718	50	\$828,727	-	SFID Geodatabase 12/24.	Gate valve quote + 60% for install. 2025 ENR Adjust.
14"	8	-	\$ 16,951	50	\$135,610	-	SFID Geodatabase 12/24.	Gate valve quote + 60% for install. 2025 ENR Adjust.
12"	111	-	\$ 13,184	50	\$1,463,456	-	SFID Geodatabase 12/24.	Gate valve quote + 60% for install. 2025 ENR Adjust.
10"	299	-	\$ 10,000	50	\$2,990,000	-	SFID Geodatabase 12/24.	Gate valve quote + 60% for install. 2025 ENR Adjust.
8"	902	-	\$ 7,416	50	\$6,689,380	-	SFID Geodatabase 12/24.	Gate valve quote + 60% for install. 2025 ENR Adjust.
6"	1,659	-	\$ 7,416	50	\$12,303,416	-	SFID Geodatabase 12/24.	Gate valve quote + 60% for install. 2025 ENR Adjust.
4"	110	-	\$ 7,416	50	\$815,778	-	SFID Geodatabase 12/24.	Gate valve quote + 60% for install. 2025 ENR Adjust.
3"	28	-	\$ 7,416	50	\$207,653	-	SFID Geodatabase 12/24.	Gate valve quote + 60% for install. 2025 ENR Adjust.
2"	9	-	\$ 7,416	50	\$66,745	-	SFID Geodatabase 12/24.	Gate valve quote + 60% for install. 2025 ENR Adjust.
Total Valves	3,219	-	-	50	\$ 27,470,000	\$549	-	-
AMI Base Station & System	4	-	\$62,000	20	\$ 248,000	\$12	From District Staff 2025.	SFID AMI Costs, includes installation by Sensus. 2025 ENR Adjust.
Water Meters								
Water Meter 5/8"	0	-	\$ 700	25	\$ 0	-	From District Staff 2025.	SFID AMI Costs, includes installation by Sensus. 2025 ENR Adjust.
Water Meter 3/4"	3,671	-	\$ 700	25	\$ 2,570,341	-	From District Staff 2025.	SFID AMI Costs, includes installation by Sensus. 2025 ENR Adjust.
Water Meter 1"	2,798	-	\$ 776	25	\$ 2,169,989	-	From District Staff 2025.	SFID AMI Costs, includes installation by Sensus. 2025 ENR Adjust.
Water Meter 1.5"	1,018	-	\$ 1,301	25	\$ 1,324,689	-	From District Staff 2025.	SFID AMI Costs, includes installation by Sensus. 2025 ENR Adjust.
Water Meter 2"	338	-	\$ 1,535	25	\$ 518,728	-	From District Staff 2025.	SFID AMI Costs, includes installation by Sensus. 2025 ENR Adjust.
Water Meter 3"	14	-	\$ 3,785	25	\$ 52,993	-	From District Staff 2025.	SFID AMI Costs, includes installation by Sensus. 2025 ENR Adjust.
Water Meter 4"	11	-	\$ 4,906	25	\$ 53,971	-	From District Staff 2025.	Sensus quote plus 20% for install. 2025 ENR Adjust.
Water Meter 6"	7	-	\$ 8,529	25	\$ 59,700	-	From District Staff 2025.	Sensus quote plus 20% for install. 2025 ENR Adjust.
Water Meter 8"	3	-	\$ 13,569	25	\$ 40,707	-	From District Staff 2025.	Sensus quote plus 20% for install. 2025 ENR Adjust.
Water Meter 10"	1	-	\$ 17,547	25	\$ 17,547	-	From District Staff 2025.	Sensus quote plus 20% for install. 2025 ENR Adjust.
Temporary Meter	41	-	\$ 3,785	25	\$ 155,194	-	From District Staff 2017.	Assume 3-inch meter.
Total Water Meter	7,902	-	-	25	\$ 6,964,000	\$279	-	-
Water Services								
Water Service 5/8"	0	-	\$ 5,635	50	\$ 0	-	Length unknown. Use 2025 Rate Table.	
Water Service 3/4"	3,671	-	\$ 5,635	50	\$20,686,085	-	Length unknown. Use 2025 Rate Table.	
Water Service 1"	2,798	-	\$ 5,751	50	\$16,091,298	-	Length unknown. Use 2025 Rate Table.	
Water Service 1.5"	1,018	-	\$ 9,450	50	\$9,620,100	-	Length unknown. Apply 0.75 to District 2025 Estimate.	
Water Service 2"	338	-	\$ 9,450	50	\$3,194,100	-	Length unknown. Apply 0.75 to District 2025 Estimate.	
Water Service 3"	14	-	\$ 17,250	50	\$241,500	-	Length unknown. Apply 0.75 to District 2025 Estimate.	
Water Service 4"	11	-	\$ 17,250	50	\$189,750	-	Length unknown. Apply 0.75 to District 2025 Estimate.	
Water Service 6"	7	-	\$ 24,300	50	\$170,100	-	Length unknown. Apply 0.75 to District 2025 Estimate.	
Water Service 8"	3	-	\$ 36,750	50	\$110,250	-	Length unknown. Apply 0.75 to District 2025 Estimate.	
Water Service 10"	1	-	\$ 36,750	50	\$36,750	-	Length unknown. Apply 0.75 to District 2025 Estimate.	
Total Water Services	7,861	-	-	50	\$ 50,340,000	\$1,007	-	-
Fire Hydrants	1,295	-	\$7,135	50	\$ 9,239,825	\$185	District Geodatabase as of Dec.2024	Length unknown. Assume 6" service plus Residential Fire Hydrant Upgrade.
TOTAL					\$ 559,545,825	\$7,345		

Costs are construction costs (not fully burdened District costs).

Costs are for facilities only (i.e. no land/property).

Costs do not include technology systems (software), vehicles.

TABLE A-4
JOINT FACILITIES (SFID SHARE) DETAIL OF ASSET VALUATION AND COST PLANNING

Asset	Count	Feet	Cost/Foot or Cost/Unit	Useful Life, years	Total Cost	SFID Share	SFID Share Cost	Annual Capital Replacement, \$1,000	Detailed Source of "Cost/Ft" or "Cost/Unit"
Pipelines									
54" CCP		9,450	\$1,830	100	\$17,293,821	61.00%	\$10,549,231		SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
54" CML&C		10,840	\$1,830	100	\$19,838,082	57.30%	\$11,367,225		SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
42" CCP		180	\$1,420	100	\$255,221	61.00%	\$155,685		SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
36" CCP		340	\$1,220	100	\$415,140	57.33%	\$238,000		SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
30" CCP		406	\$1,020	100	\$414,031	57.33%	\$237,364		SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
30" CML&C		406	\$1,020	100	\$413,616	61.00%	\$252,306		SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
24" PVC C-905		133	\$810	100	\$107,970	61.00%	\$65,862		SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
Total Pipelines		21,755		100	\$38,737,881		\$22,865,668	\$ 229	
Meters									
1- 24" Venturi Meter	1		\$224,231	50	\$224,231	100.00%	\$224,231		Equipment quote + install. 2025 ENR Adjust.
1- 8" Venturi Meter	1		\$97,606	50	\$97,606	100.00%	\$97,606		Equipment quote + install. 2025 ENR Adjust.
1- 20" Venturi Meter	1		\$211,041	50	\$211,041	100.00%	\$211,041		Equipment quote + install. 2025 ENR Adjust.
1- 10" Venturi Meter	1		\$97,606	50	\$97,606	100.00%	\$97,606		Equipment quote + install. 2025 ENR Adjust.
1- 24" Venturi Meter	1		\$224,231	50	\$224,231	100.00%	\$224,231		Equipment quote + install. 2025 ENR Adjust.
Total Meters		5			\$854,715		\$854,715	\$ 17	
Valves									
54" Butterfly valve	8		\$55,675	50	\$445,403	61.00%	\$271,696		Gate valve quote + 60% for install. 2025 ENR Adjust.
42" Butterfly valve	1		\$49,498	50	\$49,498	61.00%	\$30,194		Gate valve quote + 60% for install. 2025 ENR Adjust.
36" Butterfly valve	2		\$46,409	50	\$92,817	57.33%	\$53,212		Gate valve quote + 60% for install. 2025 ENR Adjust.
30" Butterfly valve	3		\$43,320	50	\$129,959	57.33%	\$74,506		Gate valve quote + 60% for install. 2025 ENR Adjust.
24" Butterfly valve	9		\$40,100	50	\$360,900	61.00%	\$220,149		2022 Cielo PS Valve Replacement Project.
20" Butterfly valve	1		\$35,786	50	\$35,786	61.00%	\$21,829		Gate valve quote + 60% for install. 2025 ENR Adjust.
10" Butterfly valve	1		\$10,000	50	\$10,000	61.00%	\$6,100		Gate valve quote + 60% for install. 2025 ENR Adjust.
8" Butterfly valve	1		\$7,416	50	\$7,416	61.00%	\$4,524		Gate valve quote + 60% for install. 2025 ENR Adjust.
6" BO	10		\$7,416	50	\$74,162	61.00%	\$45,239		Gate valve quote + 60% for install. 2025 ENR Adjust.
4" CAV	24		\$7,416	50	\$177,988	61.00%	\$108,573		Gate valve quote + 60% for install. 2025 ENR Adjust.
Total Valves		60			50		\$1,383,929		\$836,021
REB Plant *	1				50	\$ 93,000,000	55.00%	\$51,150,000	\$ 1,023
REB Solids Facility *	1				50	\$ 6,600,000	55.00%	\$3,630,000	\$ 73
REB Hydro Plant	1				50	\$ 7,000,000	55.00%	\$3,850,000	\$ 77
Cielo Pump Station	1				50	\$ 6,500,000	57.33%	\$3,726,450	\$ 75
Pipelines (Cielo PS)									
48" CML&TC	372		\$1,620	100	\$603,302	57.33%	\$345,873		\$ per inch diameter per foot based on Group 2 Pipelines. 2025 ENR Adjust.
36" CML&TC FM	9,790		\$1,220	100	\$11,944,278	57.33%	\$6,847,654		\$ per inch diameter per foot based on Group 2 Pipelines. 2025 ENR Adjust.
36" CML&TC	9,481		\$1,220	100	\$11,566,486	57.33%	\$6,631,067		\$ per inch diameter per foot based on Group 2 Pipelines. 2025 ENR Adjust.
24" CML&TC	81		\$810	100	\$65,869	57.33%	\$37,763		SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
18" CML&TC	67		\$730	100	\$49,105	57.33%	\$28,152		SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
18" CML&TC FM	88		\$730	100	\$64,132	57.33%	\$36,767		SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
18" HDPE Flume	6,762		\$730	100	\$4,935,988	57.33%	\$2,829,802		SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
14" CML&TC FM	55		\$570	100	\$31,157	57.33%	\$17,862		\$ per inch diameter per foot based on Group 2 Pipelines. 2025 ENR Adjust.
12" CML&TC FM	35		\$570	100	\$19,951	57.33%	\$11,438		SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
10" CML&TC	34		\$540	100	\$18,320	57.33%	\$10,503		SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
Total Pipelines		26,765		100	\$29,298,587	57.33%	\$16,796,880	\$ 168	
Meters (Cielo PS)									
36" Electromag flowmeter	2		\$46,170	50	\$92,341	57.33%	\$52,939		Electromag quote with ENR adjust + 50% for install.
Total Meters		2			50	\$92,341	57.33%	\$52,939	\$ 1
Valves (Cielo PS)									
36" Plug valve	3		\$231,000	50	\$693,000	57.33%	\$397,297		2022 Cielo PS Valve Replacement Project.
24" Butterfly valve	8		\$40,100	50	\$320,800	57.33%	\$183,915		2022 Cielo PS Valve Replacement Project.
18" Butterfly valve	2		\$32,019	50	\$64,038	57.33%	\$36,713		Gate valve quote + 60% for install. 2025 ENR Adjust.
12" Butterfly valve	2		\$28,000	50	\$56,000	57.33%	\$32,105		Interpolation of 2022 Cielo PS Valve Replacement Project.
10" Butterfly valve	2		\$21,000	50	\$42,000	57.33%	\$24,079		2022 Cielo PS Valve Replacement Project.
4" BO	10		\$7,416	50	\$74,162	57.33%	\$42,517		Gate valve quote + 60% for install. 2025 ENR Adjust.
8" CAV	1		\$7,416	50	\$7,416	57.33%	\$4,252		Gate valve quote + 60% for install. 2025 ENR Adjust.
3" CAV	8		\$7,416	50	\$59,329	57.33%	\$34,013		Gate valve quote + 60% for install. 2025 ENR Adjust.
2" MAV	1		\$7,416	50	\$7,416	57.33%	\$4,252		Gate valve quote + 60% for install. 2025 ENR Adjust.
Total Valves		37			50	\$1,324,161	57.33%	\$759,142	\$ 15
SDR Pump Station	1				50	\$8,400,000	55.00%	\$4,620,000	\$ 92
Pipelines (SDR PS)									
30" CML&C		372	\$1,020	100	\$379,857	55.00%	\$208,921		SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
24" CML&C		9,790	\$810	100	\$7,930,217	55.00%	\$4,361,619		SFID Bid results-Group 2 Pipelines. 2025 ENR Adjust.
15" CML&C		9,481	\$610	100	\$5,783,243	55.00%	\$3,180,784		\$ per inch diameter per foot based on Group 2 Pipelines. 2025 ENR Adjust.
Total Pipelines		19,644			\$14,093,317	55.00%	\$7,751,324	\$ 78	
Valves (SDR PS)									
30" Butterfly valve	2		\$43,320	50	\$86,640	55.00%	\$47,652		Gate valve quote + 60% for install. 2025 ENR Adjust.
24" Butterfly valve	2		\$40,100	50	\$80,200	55.00%	\$44,110		2022 Cielo PS Valve Replacement Project.
Total Valves		4			50	\$166,840	55.00%	\$91,762	\$ 2
SDR Dam *	1				100	\$23,600,000	57.33%	\$13,529,880	\$ 135
TOTAL						\$224,451,770		\$130,514,780	\$ 2,001

* Costs for the REB Plant and the SDR Dam represent estimate of capital repair/replacement costs rather full replacement costs.